

1 **MINUTES**
2 **KAMAS CITY COUNCIL MEETING**
3 **TUESDAY, SEPTEMBER 23, 2025**

4 **6:00 P.M.**
5 **Kamas City Hall**
6 **170 N. Main**
7 **Kamas, UT 84036**

8
9 The meeting will be streamed on the Kamas City YouTube channel:
10 <https://www.youtube.com/channel/UCfvdAe2TE8PKHFJcPRpMMzA>
11 Comments may also be made by email prior to the meeting at info@kamascityut.gov
12

13 Mayor McCormick opened the meeting welcoming those in attendance:

14 **COUNCIL MEMBERS:** Councilors Larry Gines, Jessica Bateman, Leslie Staples, David
15 Darcey, and Monica Blazzard.

16 **STAFF:** City Recorder, Kim Peacock; City Planner, Jill Wanstrom; City Engineer, Scott
17 Kettle.

18 **OTHERS IN ATTENDANCE:** Mike Georgi, Kathy Donnell, Joe Donnell, Casey O’Leary,
19 Rachel O’Leary, Terina Darcey, Nate Martinez, Marcus Jessop.
20
21

22 **OPENING INVOCATION AND PLEDGE OF ALLEGIANCE**
23

24 Invocation by Councilor Leslie Staples

25 Mayor McCormick led the public in the Pledge of Allegiance
26
27

28 **APPROVAL OF THE SEPTEMBER 9, 2025 CITY COUNCIL MEETING**
29 **MINUTES**
30

31 **MOTION:** Councilor Larry Gines moved to approve the City Council meeting minutes
32 dated September 9, 2025 as presented.

33 Councilor David Darcey seconded the motion.

34 The vote was unanimous. Councilors Larry Gines, Jessica Bateman, Leslie
35 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.
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37

38 **APPROVAL OF THE INVOICE REGISTER DATED SEPTEMBER 22, 2025**
39

40 **MOTION:** Councilor Leslie Staples moved to approve the invoice register dated
41 September 22, 2025 as presented.

42 Councilor Monica Blazzard seconded the motion.

43 The vote was unanimous. Councilors Larry Gines, Jessica Bateman, Leslie
44 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.

1 **PUBLIC COMMENT – THIS IS THE PUBLIC’S OPPORTUNITY TO**
2 **COMMENT ON ITEMS NOT ON THE AGENDA**
3

4 Kathy and Joe Donnell. Kathy would like to address the lights on the Kamas City Event
5 Center. They live next door and the lights on the north side of the building stay on all
6 night long. This is shining into their home and asked the council to consider doing
7 something else with them.

8 Joe Donnell showed the council pictures of the lighting from their house.

9 Kathy suggested having them shielded more or having them on a motion sensor. Kathy
10 read the definition of outdoor lighting from city code.

11 Joe stated they would like to bring this to the council’s attention.
12

13 Terina Darcey, American Legion Auxiliary. The Legion is tentatively preparing a
14 Veterans Day service on Veterans Day, November 11 at the memorial site. The valley’s
15 new American Legion Commander is Mike Ruf.
16
17

18 **POSSIBLE ORDINANCE, AN ORDINANCE ADDING SECTION 5.14 BODY**
19 **ART FACILITIES, AND AMENDING SECTIONS 15.02.010 DEFINITIONS,**
20 **15.14.060 PARKING (GC ZONE), 15.15.060 PARKING (LI ZONE), 15.17.060**
21 **PARKING (ECC ZONE), AND 15.30.020 APPENDIX B ALLOWED USE TABLE**
22 **OF THE KAMAS MUNICIPAL CODE**
23

24 Jill Wanstrom read her staff report to the council.

25 Mayor McCormick stated there was a lot of discussion at the last meeting. Is everything
26 included that the council wanted to see?

27 Councilor Staples commented on page 2, section D, it says “Body art performed on
28 minors restricted pursuant to Utah State Code.” Would it make sense to change it to say
29 “Body Art performed on minors shall comply with the Utah State Code”? Not reference a
30 section? If we add comply with Utah State Code then we don’t need to keep changing our
31 code.

32 The council agreed to change the wording.
33

34 **MOTION:** Councilor Leslie Staples moved to approve Ordinance 2025-09, An Ordinance
35 adding section 5.14 Body Art Facilities, and Amending Sections 15.02.010
36 Definitions, 15.14.060 Parking (GC Zone), 15.15.060 Parking (LI Zone),
37 15.17.060 Parking (ECC Zone), and 15.30.020 Appendix B Allowed Use
38 Table of the Kamas Municipal Code with the change to section 5.14.020
39 paragraph D should read “Body Art performed on minors shall comply with
40 Utah State Code”.

41 Councilor Jessica Bateman seconded the motion.

42 Mayor McCormick asked for a roll call vote:

43 Councilor Gines voted “yes”

44 Councilor Bateman voted “yes”

45 Councilor Staples voted “yes”

46 Councilor Darcey voted “yes”

1 Councilor Blazzard voted “yes”
2 The vote was unanimous. Motion passed.
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4

5 **POSSIBLE ORDINANCE, AN ORDINANCE TO GRANT A FRANCHISE TO**
6 **COMCAST OF UTAH II, INC. (“COMCAST” OR “GRANTEE”) TO OPERATE**
7 **AND MAINTAIN A CABLE SYSTEM (THE “SYSTEM”) IN KAMAS CITY,**
8 **UTAH (“THE CITY”)**
9

10 Mayor McCormick welcomed Nate Martinez with Comcast.

11 Nate Martinez presented a PowerPoint presentation to the council.

12 Councilor Darcey stated he appreciates Nate talking about the community benefits and
13 asked why they want to come to Kamas? Are you going to be expanding throughout the
14 valley?

15 Nate explained they’re striving to complete full connectivity throughout the state.

16 Councilor Darcey asked if they are installing fiber past every house whether they join or
17 not.

18 Nate explained yes, they are investing in the community and are hoping to reach every
19 home that is serviceable. It would connect with their existing infrastructure in Heber and
20 Park City. This is an expansion of those.

21 Councilor Darcey asked if they are going to be going down every street, are they going to
22 be boring or potholing on every street.

23 Nate explained yes within the right of way in the public utility easement.

24 Councilor Darcey stated we have an internet and cable provider in Kamas now. There
25 was some discontent when they installed fiber going through people’s driveways. It
26 caused a bit of a mess. There’s nothing in the agreement that protects Kamas from the
27 same happening with Comcast. Is there any assurance on why the construction process
28 will go better than in the past?

29 Nate stated that since All West has already installed fiber they will be able to look at
30 records to see where the utilities are located. As far as the residents, Comcast tries to go
31 about it as least invasively as possible.

32 Councilor Darcey stated he has been doing research on other communities that have a
33 franchise agreement to compare. There is a good one with Weber County. In its
34 agreement it has listed a lot of issues that have been talked about tonight. It’s not in the
35 agreement for Kamas. They have a whole section labeled construction specifications,
36 maintenance of the cable system, and permitting process.

37 The construction should be included in this agreement. Insurance will need to be
38 included. He would like to see all this in writing before it is approved. Right now we
39 have All West so this won’t be a benefit for the city. There is a lot of risk. Coming in to
40 do construction all over the city. He would like this all in writing before contemplating
41 approving this.

42 Nate explained in Weber County’s agreement, that was negotiated at a time where the
43 county was asking us for those provisions. If there could be a list of provisions provided
44 of what the council would like to see he could have it included.

45 Councilor Darcey stated sections 3.1, 9.1, and 9.2 should be included.

1 Nate stated yes they can consider the items. Comcast is coming in at the top range of 5%
2 for the franchise tax. They believe it's beneficial to have another competitor in the
3 marketplace. They provide a cheap, high-end product.

4 Councilor Darcey is concerned with the cost of construction and possible problems there
5 might be.

6 Councilor Blazzard would like to see what Weber County has and decide what we will
7 need to have included.

8 Councilor Gines likes what Councilor Darcey has recommended. It's not always about
9 the revenue. It's always good to have friendly competition. Will there be a connection
10 fee when people join?

11 Nate stated the price is all in, no connection fee.

12 Councilor Gines confirmed if we sign an agreement this will be completed by next fall.

13 Nate stated yes, they will start the permitting process during the winter and start
14 construction in the spring.

15 Councilor Gines would like to see the additions that Councilor Darcey mentioned.

16 Councilor Bateman asked if we could talk to the school district because they are a large
17 landowner within the city and they rely heavily on the internet.

18 Councilor Bateman asked why this agreement is 10 years.

19 Nate stated historically they have always gone with 10-15 years. They reach out 2 years
20 before the agreement expires. They would not go with anything for less than 5 years.

21 Councilor Bateman asked if the construction process is closest to Kamas at Hideout.

22 Nate stated Hideout and Midway.

23 Councilor Staples agrees that competition and more options for the citizens is best. If
24 some of the concerns that Councilor Darcey has brought up are addressed and add in the
25 construction maintenance of the system, along with the insurance clause and
26 indemnification. If those areas are covered then she would be interested in reviewing and
27 coming to an agreement.

28 Councilor Darcey would like our attorney to look at a final draft before approval.

29 Mayor McCormick feels if he can get the edits added in, he will send it to Joel and then
30 distribute a final to the council.

31 Nate asked what type of insurance amount would the council like to see.

32 Mayor McCormick read from another franchise agreement we currently have which lists
33 comprehensive general liability insurance written on an occurrence basis, including
34 contractual liability coverage with limits inclusive of umbrella or excess liability
35 coverage of not less than: (1) \$2,000,000 for bodily injury or death to each person; and
36 (2) \$3,000,000 for property damages resulting from any one accident. It also has a
37 portion that says automobile liability for owned, non-owned, and hired vehicles with a
38 limit inclusive of umbrella or excess liability coverage of \$300,000 for each person and
39 \$500,000 for each accident. Being consistent with those numbers seems reasonable.

40 Nate stated he will add the insurance clause that they have with Weber County and get a
41 draft back to the city to review.

42
43 **MOTION:** Councilor David Darcey moved to table an Ordinance to Grant a Franchise to
44 Comcast of Utah II, Inc. ("Comcast" Or "Grantee") to Operate and Maintain a
45 Cable System (The "System") In Kamas City, Utah ("The City")
46 Councilor Monica Blazzard seconded the motion.

1 Mayor McCormick asked for a roll call vote:
2 Councilor Bateman voted “yes”
3 Councilor Staples voted “yes”
4 Councilor Darcey voted “yes”
5 Councilor Blazzard voted “yes”
6 Councilor Gines voted “yes”
7 The vote was unanimous. Motion passed.
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10 **SUMMIT COUNTY RAP RECREATION GRANT APPLICATION PROJECT**
11 **DISCUSSION WITH POSSIBLE DECISION**
12

13 Councilor Darcey reviewed an estimate to refurbish Beaver Creek Park for the grant
14 application. This will be for a restroom and a pavilion. The restroom will be exactly like
15 the one at the City Hall Park and the pavilion will be slightly larger than the one currently
16 at the park. The estimate will be approximately \$295,000.

17 Councilor Darcey would like to submit this application by Thursday. The committee will
18 ask if we’re willing to go forward with this project if it’s not fully funded.

19 Mayor McCormick stated in reviewing grants with MAG a 20% match seems to work
20 well for applicants if the council is willing to approve this.

21 Councilor Gines asked if that would be approximately \$60,000.

22 Councilor Bateman asked if we could use impact fee funds.

23 Scott Kettle stated no, this is existing so we can’t use impact fees.

24 Councilor Darcey stated he is on the board, when they go through the scoring they don’t
25 really look at the funding. We can commit to 10% and be okay.

26 Councilor Bateman asked Councilor Darcey if he knows the amount of money the county
27 is dividing for the grant.

28 Councilor Darcey stated it’s around 1.5 million dollars this year.

29 Councilor Staples is fine with the application but doesn’t know if she’s fine with
30 committing our money. She would like to know what we would be getting and determine
31 if we have it in our budget.

32 Councilor Gines concurs with Councilor Staples.

33 Mayor McCormick stated it sounds like the application is good.

34 Scott Kettle feels if they only give us \$100,000 we could do something, not the complete
35 entire project. We can do either the pavilion or the restroom.
36
37

38 **COUNCIL REPORTS**
39

40 Councilor Bateman stated she has had one consistent complaint asking when we’re going
41 to repair the road in front of the Bible Church at 100 West between 300 North and 360
42 North.

43 Scott Kettle stated he is working with Staker Paving right now to replace it.
44

45 Councilor Gines asked where we were at with the new stop signs.

1 Scott Kettle explained they are 4-6 weeks out. Chief Smith also recommended the stop
2 signs with the red lights around them so they're taking a little longer to get here.

3
4 Councilor Darcey told Mayor McCormick he had a question about the COG meeting and
5 the corridor funding going toward Hallam Road. It sounded like Kamas City is paying
6 for right of way on Hallam Road.

7 Mayor McCormick explained about 6 years ago when the school was thinking about
8 building out there he applied for the corridor preservation funding for new roads to
9 connect to the school property. The school wasn't built but we still have the corridor
10 preservation funds available. Because we annexed property into Kamas that will be a
11 large part of this road extension. The ask from Summit County and Francis was to
12 reallocate a portion of what we no longer need in our preservation to the purchase.
13 Mayor McCormick has worked with Scott Kettle to see how much we would want to
14 preserve west of Weller's to the north and west of Simpson Lane to our sewer pond
15 property. The remainder of the funds not used by Kamas will go towards the purchase of
16 the Hallam Road extension.

17 Mayor McCormick stated it's a reimbursable grant. Kamas isn't paying, it's a
18 reallocation of grant funds.

19 Councilor Blazzard asked how much was awarded.

20 Mayor McCormick stated we had two which totaled about \$950,000. We determined
21 what we need to preserve that would be approximately \$300,000.

22 Councilor Blazzard asked if there's an expiration date for when we need to use the funds.
23 Mayor McCormick stated yes, the county has talked a lot about the fact that they keep the
24 money on their registers but nobody is using the funding. They've been pushing to either
25 give them up completely or reallocate to a place we need to use them. This was the way
26 to use them and actively pursue the pieces we need to preserve now.

27 Councilor Blazzard asked if we have it why don't we save it.

28 Councilor Darcey stated he agrees they need to improve Hallam Road.

29 Mayor McCormick stated there is an expiration date, the county wants it off the books.

30 Scott Kettle explained the county is asking us to use what we need the best we can and
31 because we annexed the property where Hallam Road is going to be, we knew this would
32 be a Kamas City road. We can take care of this now and there will be more money in the
33 future we can apply for. They're wanting these projects off the books.

34 Councilor Darcey asked if Mayor McCormick knew when this would be completed.

35 Mayor McCormick stated the developer is going to build the road on the portion in his
36 project. Beyond that he doesn't have an answer.

37 Scott Kettle stated the county indicated they want to work with the cities. The money
38 stays within Kamas City limits.

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41 **ADJOURN**

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43 **MOTION:** Councilor Leslie Staples moved to adjourn at 7:20 p.m.

44 Councilor Larry Gines seconded the motion.

45 The vote was unanimous. Councilors Larry Gines, Jessica Bateman, Leslie
46 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.

1 ***The content of the minutes is not intended, nor are they submitted, as a verbatim***
2 ***transcription of the meeting. These minutes are a brief overview of what occurred at***
3 ***the meeting.***

4
5 Approved on the 14th day of October 2025.
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8

9 _____
10 Matt McCormick
Mayor

_____ Kim Peacock
City Recorder